

**EXHIBIT 21**

**SEFL00000823**

**(Tulsa Property Repair Estimate  
Andy Erickson, Schwob Building)**



SEFL (YRC) - Tulsa

Initial

Tuesday, March 19, 2024

**ESTIMATE SUMMARY**

DESCRIPTION	TOTAL	\$ / SF
<b>DIVISION 01 - GENERAL CONDITIONS</b>		
00-1001 - GC's - Project & Field Management	\$ 73,306	\$ 2.74
00-1002 - GC's - Temporary Site Facilities	\$ 1,715	\$ 0.06
00-1003 - GC's - Temporary Utilities	\$ 1,450	\$ 0.05
00-1004 - GC's - Safety	\$ 2,531	\$ 0.09
00-1005 - GC's - Security	\$ -	\$ -
00-1006 - GC's - Temporary Protection	\$ -	\$ -
00-1007 - GC's - Cleaning & Waste Management	\$ 10,161	\$ 0.38
00-1008 - GC's - Project Closeout	\$ 500	\$ 0.02
00-1009 - GC's - Misc. Equipment	\$ 1,250	\$ 0.05
<i>DIVISION 01 - GENERAL CONDITIONS SUBTOTAL</i>	\$ 90,913	\$ 3.40
<b>DIVISION 02 - SITEWORK</b>		
32-1210 - Asphalt Paving	\$ 492,060	\$ 18.40
32-3120 - Fences & Gates	\$ 10,000	\$ 0.37
<i>DIVISION 02 - SITEWORK SUBTOTAL</i>	\$ 502,060	\$ 18.78
<b>DIVISION 08 - OPENINGS</b>		
08-1000 - Doors, Frames, & Hardware (Material)	\$ 37,500	\$ 1.40
08-3600 - Overhead Doors	\$ 52,000	\$ 1.94
<i>DIVISION 08 - OPENINGS SUBTOTAL</i>	\$ 89,500	\$ 3.35
<b>DIVISION 09 - FINISHES</b>		
09-2900 - Drywall	\$ 41,440	\$ 1.55
09-6100 - Flooring	\$ 27,916	\$ 1.04
09-9100 - Painting	\$ 29,650	\$ 1.11
<i>DIVISION 09 - FINISHES SUBTOTAL</i>	\$ 99,006	\$ 3.70
<b>DIVISION 11 - EQUIPMENT</b>		
11-1310 - Loading Dock Equipment	\$ 12,481	\$ 0.47
<i>DIVISION 11 - EQUIPMENT SUBTOTAL</i>	\$ 12,481	\$ 0.47
<b>DIVISION 13 - SPECIAL CONSTRUCTION</b>		
13-1000 - Pre-Engineered Metal Buildings (Provide & Erect)	\$ 24,000	\$ 0.90
<i>DIVISION 13 - SPECIAL CONSTRUCTION SUBTOTAL</i>	\$ 24,000	\$ 0.90
<b>DIVISION 15 - MECHANICAL</b>		
21-1300 - Fire Protection	\$ 40,110	\$ 1.50
<i>DIVISION 15 - MECHANICAL SUBTOTAL</i>	\$ 40,110	\$ 1.50
<b>DIVISION 16 - ELECTRICAL</b>		
26-1000 - Electrical	\$ 585,000	\$ 21.88
27-2000 - Phone & Data Cabling	\$ 22,500	\$ 0.84
28-3100 - Fire Alarm System	\$ 35,000	\$ 1.31
<i>DIVISION 16 - ELECTRICAL SUBTOTAL</i>	\$ 642,500	\$ 24.03
<b>TOTAL DIRECT COST</b>	<b>\$ 1,500,570</b>	<b>\$ 56.12</b>
<b>INDIRECT COSTS</b>		
Contractor Contingency 10.00%	\$ 150,057	\$ 5.61
General Liability Insurance 0.70%	\$ 11,554	\$ 0.43
Profit 10.00%	\$ 166,218	\$ 6.22
Texas - Remodel Sales Tax 8.25%	\$ 150,843	\$ 5.64

TOTAL COST	\$	1,979,242	\$	74.02
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